

Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode

18 Balmain Street, Cremorne Vic 3121

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between \$1,435,000

&

\$1,475,000

Median sale price

Median price \$1,195,000

Property Type House

Suburb Cremorne

Period - From 01/01/2026

to 31/03/2026

Source REIV

Comparable property sales (*Delete A or B below as applicable)

A* These are the three properties sold within two kilometres of the property for sale in the last six months that the estate agent or agent's representative considers to be most comparable to the property for sale.

	Address of comparable property	Price	Date of sale
1	14 Balmain St CREMORNE 3121	\$1,545,000	11/03/2026
2	101/60 Glass St RICHMOND 3121	\$1,350,000	06/01/2026
3	1001/33 Judd St RICHMOND 3121	\$1,445,000	19/12/2025

OR

~~**B*** The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.~~

This Statement of Information was prepared on:

13/05/2026 10:48



3 1 3

Property Type: Townhouse
(Single)

Agent Comments

Indicative Selling Price
\$1,435,000 - \$1,475,000
Median House Price
March quarter 2026: \$1,195,000

Comparable Properties



14 Balmain St CREMORNE 3121 (REI)

Agent Comments

3 2 2

Price: \$1,545,000
Method: Private Sale
Date: 11/03/2026
Property Type: Townhouse (Res)



101/60 Glass St RICHMOND 3121 (REI/VG)

Agent Comments

3 3 2

Price: \$1,350,000
Method: Private Sale
Date: 06/01/2026
Property Type: Townhouse (Single)



1001/33 Judd St RICHMOND 3121 (REI/VG)

Agent Comments

3 2 2

Price: \$1,445,000
Method: Private Sale
Date: 19/12/2025
Property Type: Apartment

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